067.A	0002	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	878,100	/	878,100
USE VALUE:	878,100	/	878,100
ASSESSED:	878,100	/	878,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
163	-165	SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHRISTOPOULOS ELIAS &
Owner 2:	CHRISTOPOULOS VASSILIKE
Owner 3:	
Street 1:	43 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHRISTOPOULOS E TR --ETAL -
Owner 2:	CHRISTOPOULOS VASSILIKE -
Street 1:	43 CROSBY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1948, having primarily Vinyl Exterior and 2079 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7000.000	480,700	500	396,900	878,100
Total Card	0.161	480,700	500	396,900	878,100
Total Parcel	0.161	480,700	500	396,900	878,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.37 | /Parcel: 422.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	128515
GIS Ref	
GIS Ref	
Insp Date	10/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 067.A-0002-0008.0

!5781!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	480,700	500	7,000.	396,900	878,100	878,100	Year End Roll	12/18/2019
2019	104	FV	360,100	500	7,000.	396,900	757,500	757,500	Year End Roll	1/3/2019
2018	104	FV	360,100	500	7,000.	266,500	627,100	627,100	Year End Roll	12/20/2017
2017	104	FV	337,800	500	7,000.	255,200	593,500	593,500	Year End Roll	1/3/2017
2016	104	FV	337,800	500	7,000.	232,500	570,800	570,800	Year End	1/4/2016
2015	104	FV	301,000	500	7,000.	187,100	488,600	488,600	Year End Roll	12/11/2014
2014	104	FV	301,000	500	7,000.	167,300	468,800	468,800	Year End Roll	12/16/2013
2013	104	FV	313,100	500	7,000.	158,800	472,400	472,400		12/13/2012

PRINT

Date	Time
12/10/20	20:37:21

LAST REV

Date	Time
10/09/18	10:32:15
apro	

PAT ACCT. 5781

USER DEFINED

Prior Id # 1:	128515
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHRISTOPOULOS E	57890-140		11/17/2011	Convenience	99	No	No		
	19687-76		3/1/1989		100	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/27/2007	182	Re-Roof	5,100			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	MEAS&NOTICE	CC	Chris C
5/26/2009	Info At Door	189	PATRIOT
4/20/2000	Inspected	270	PATRIOT
12/13/1999	Mailer Sent		
12/9/1999	Measured	163	PATRIOT
3/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	70.	0.81	11			Med. Tr	-10					396,900						396,900	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	396,900	Spl Credit		Total:	396,900

EXTERIOR INFORMATION

Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.21818185
Const Adj.:	0.99989998
Adj $ / SQ:	207.070
Other Features:	115000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	590581
Depreciation:	109848
Depreciated Total:	480733

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

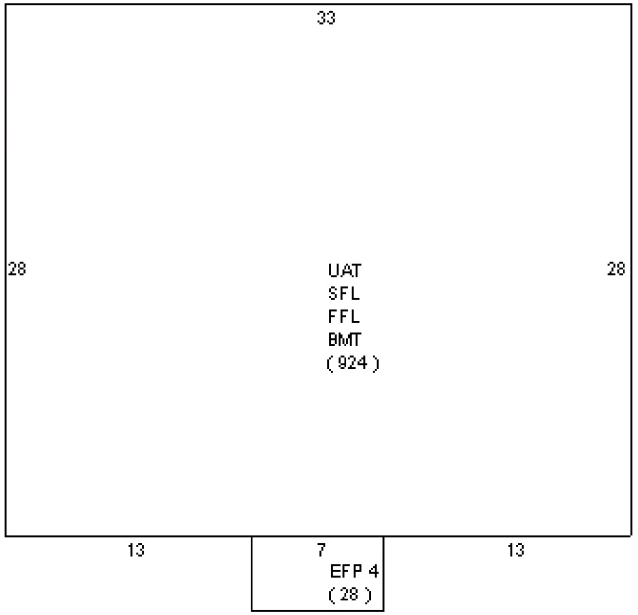
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	207.07
Special Features:	0	Val/Su Net:	158.59
Final Total:	480700	Val/Su SzAd	260.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	924	62.120	57,400
FFL	First Floor	924	207.070	191,333
SFL	Second Floor	924	207.070	191,333
UAT	Upper Attic	231	144.950	33,483
EFP	Enclos Porch	28	72.590	2,033

Net Sketched Area:	3,031			Total:	475,582
Size Ad	1848	Gross Are	3724	FinArea	2079

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X16	A	FR	1965	3.71	T	51	104			500			500

More:	N	Total Yard Items:	500	Total Special Featues:	Total: 500